

TO LET

Unit 53

Airways Industrial Estate, Santry, Dublin 17



- Superb modern warehouse with offices totalling approx. 1,249 sq m (13,440 sq ft).
- Eaves height of approx. 6.6m
- Only minutes from Dublin Airport, the Port Tunnel and Dublin City Centre.
- Located in an established and actively managed business park.



Airways Industrial Estate



Unit 53

Airways Industrial Estate, Santry, Dublin 17



Location

The property is located within Airways Industrial Estate, an established and actively managed development just 6km north of Dublin City Centre. The park is accessed from the Swords Road and is just minutes from the M1/M50 interchange and Dublin Airport. To the south east in immediate proximity to the park lies Dublin Port Tunnel providing ease of access to Dublin Port and the Eastlink Toll Bridge. Occupiers in the locality include OCS, Fedex and Volvo Commercial.

The Property

The property comprises a semi-detached unit containing warehouse and two-storey office accommodation with the benefit of up to 24 designated car parking spaces available.

Approx. gross external floor area	sq m
Warehouse	813
Two Storey Offices	436
Total	1,249

All intending tenants are advised to verify the floor areas and undertake their own due diligence.

General

- Steel portal frame construction
- Insulated metal deck roof incorporating translucent panels
- Sealed concrete floor
- Three automated ground-level roller shutter doors
- Eaves height approximately 6.6m
- High quality managed business park

Office

- Feature double height glazed reception
- Suspended ceilings with recessed lighting
- Painted and plastered walls
- Open plan office layout at ground and first floor
- Heavy contact carpets throughout
- Perimeter trunking with power / data sockets
- WC facilities on ground and first floor levels

Services

We understand that all mains services including three-phase power are provided and connected to the property.

Terms

New long term lease.

BER

BER D1
BER Number: 800747248
EPI: 281 kWh/m²/yr

Rates

Available upon request.

Service Charge

Available upon request.

Rent

On application.

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